



General Assembly

Amendment

February Session, 2006

LCO No. 5441

SB0033205441HDO

Offered by:

REP. FONTANA, 87th Dist.

REP. SPALLONE, 36th Dist.

To: Senate Bill No. 332

File No. 98

Cal. No. 476

**"AN ACT CONCERNING TIME LIMITS FOR ACQUIRING RIGHTS
TO PROPERTY THROUGH ADVERSE POSSESSION."**

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Section 7-25 of the general statutes is repealed and the
4 following is substituted in lieu thereof (*Effective January 1, 2007*):

5 Each town clerk shall, within five days after receipt of an instrument
6 for record, enter the names of all the grantors in a grantor index and all
7 the grantees in a grantee index, in alphabetical order, and cross-
8 indexed as to the party first identified as grantor or grantee on the
9 instrument, the nature of the instrument, the date of its receipt as
10 endorsed upon the recorded instrument and thereafter, when available
11 for entry, the book and page of such instrument or other suitable
12 indication of its location approved by the Public Records
13 Administrator. If such instrument is an assignment of mortgage,
14 collateral assignment of mortgage, subordination of mortgage or other

15 transfer of an interest in a mortgage, the mortgagor shall be deemed an
16 additional grantor for purposes of this section. If such instrument is a
17 grant or assignment of a mortgage to a party designated in the
18 mortgage or assignment as the nominee for another, such nominee
19 shall be deemed to be the grantee of such mortgage or assignment for
20 purposes of this section. If such instrument affects real property, the
21 index shall include a reference to the location of such property, if
22 contained in such instrument. If such instrument is a release or partial
23 release, only one previous book and page shall be referenced. Such
24 general index shall be a permanent public record.

25 Sec. 502. Subsection (c) of section 7-24 of the general statutes is
26 repealed and the following is substituted in lieu thereof (*Effective*
27 *January 1, 2007*):

28 (c) The town clerk shall, on receipt of any instrument for record,
29 write thereon the day, month, year and time of day when he received
30 it, and the record shall bear the same date and time of day; but he shall
31 not be required to receive any instrument for record unless the fee for
32 recording it is paid to him in advance except instruments received
33 from the state or any political subdivision thereof, and, when he has
34 received it for record, he shall not deliver it up to the parties or either
35 of them until it has been recorded. When any town clerk has, upon
36 receiving any instrument for record, written thereon the time of day
37 when he received it as well as the day and year of such receipt, and
38 when any town clerk has noted with the record of any instrument the
39 time of day when he received the record, such entries of the time of
40 day shall have the same effect as other entries that are required by law
41 to be made. Each instrument for record shall have not less than three-
42 quarters of one inch margin surrounding each page."